

RENTING IN THE LOCAL AREA



Have you Read that Lease?

Renter's insurance should be carefully considered. Should your household items be damaged or lost due to a fire, burglary, flood, broken pipes, etc., items lost would be replaced at your expense unless you have renter's insurance. Also, under certain conditions, you might be liable for property belonging to the landlord, including the building and its contents.

Your point of contact for any questions you may have concerning off-post housing is Housing Services Office (HSO), (785) 239-2768, 239-2767, or 239-2256. **The HSO toll free number is 1-800-643-8991.** Housing Services may also be reached by email through use of the web form below in Related Items.

The following information is to assist military Families who will be renting a home in the off-post communities surrounding Fort Riley.

Any rental unit must be approved by the Housing Service Office (HSO) prior to occupancy by a military Family. The unit must pass either the City Inspection or the HSO Health and Safety inspection.

The Service members Civil Relief Act (SCRA) enables you to terminate your lease in the event that you receive Permanent Change Of Duty Station (PCS) orders or deployment orders longer than 90 days. If there is no military clause in the lease insure that the landlord honors the SCRA prior to renting. Be wary of lease addendums which ask you to sign away your rights under the SCRA.

Caution: Accepting government quarters is not justification to break a lease or rental agreement.

When you are considering potential rental units, do not allow yourself to be rushed; inspect thoroughly and ask plenty of questions.

Determine the total amount you will be required to pay for rent and deposits, to include deposits on utilities and for security and cleaning. Most landlords require a cleaning/damage deposit equal to one month's rent. You will also be required to pay the first month's rent in advance. Will you be required to pay utilities? If so, how much?

If you have or plan to obtain a pet, be sure you will be allowed to keep it at the place you rent. Most facilities in the area do not allow pets. Others will allow you to have a pet, but will require a separate deposit for your pet not to exceed one-half of a month's rent.

Be sure you read **all** documents that you sign very carefully. Remember, once you have signed the lease, you have entered into a legal contract. The landlord is the only one who can let you out of the lease unless the landlord is negligent in his part of the contract. Verbal agreements will not stand up in court. All agreements must be written and Acknowledged by both parties.

To protect yourself as well as the landlord together you should perform a walk-through of the property upon move in and again when you move out. This needs to be signed by both parties and each should get a copy.

Get a receipt for all money paid with each item listed separately. Make sure you get a copy of the rental agreement and anything else you might have signed.

Related Items:

Links: Kansas Landlord and Tenant Act: <http://www.hcci-ks.org>

Contact the Housing Services office: usarmy.riley.imcom.mbx.pw-rci-housing@mail.mil